

**BOSTON REDEVELOPMENT AUTHORITY
JANUARY 16, 2003 BOARD OF DIRECTORS' MEETING
SCHEDULED FOR 2:00 P.M.**

MINUTES

1. Approval of the Minutes of the December 19, 2002 meeting.

DEVELOPMENT

South End

2. Request authorization to issue a Partial Certificate of Completion to Rollins Square Realty Trust for improvements to 37 residential units, of which 22 will be affordable, and commercial/retail space located at 2 Rollins Street, 1304 & 1310 Washington Street on a portion of Parcel 32C. **APPROVED**
3. Request authorization to issue a Certification of Approval, in accordance with Article 80E, Small Project Review of the Boston Zoning Code for the renovation of 74 units of low-income rent-assisted residential apartments, management space and laundry rooms located at 282 Columbus Avenue, 68 West Concord Street, 564 and 688 Massachusetts Avenue; and authorization to recommend approval, subject to continuing design review, to the Board of Appeal for zoning relief necessary for the proposed project. **APPROVED**
4. Request authorization to adopt Second Report and Decision Amendment on the Roxse Homes Project which grants zoning deviations for commercial uses as part of the Project. **APPROVED**
5. Request authorization for a 180-day extension to the final designation of 424 Massachusetts Ave LLC as Redeveloper of 422-424 Massachusetts Avenue for the construction of a five-story 10 residential condominium unit building, with two affordable units and eight parking spaces. **APPROVED**

6. Request approval and adoption of a Minor Modification to the South End Urban Plan with respect to property located at 7 Warren Avenue; and further requests authorization to adopt an Order of Taking of said property in the South End Urban Renewal Area. **APPROVED**

Central Business District

7. Request authorization to re-adopt an Order of Taking for the Modern Theater located at 523-525 Washington Street. **APPROVED**
8. Request authorization to approve the tentative designation of Millenium Partners of Boston for the Hayward Place Project on Parcel C-6C in the Central Business District/Bedford West Urban Renewal Area as a mixed-used development located on Washington Street. **APPROVED**

Roxbury

9. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80 of the Boston Zoning Code for the construction of 64 affordable units, with 15 units for the homeless, and 47 parking spaces located at 3033 Washington Street, Roxbury and 3089 Washington Street, Jamaica Plain subject to continuing design review; authorization to issue a Certification of Compliance, upon completion of the Article 80 process. **APPROVED**
10. Request authorization to increase the Contract with Stull & Lee, Inc. for additional services associated with the Roxbury Master Plan closure process, in an amount not to exceed \$10,000. **APPROVED**
11. Request authorization for a 90-day extension to the tentative designation of Harrison-Eustis LLC as redeveloper of 2-6 Renfrew Street and 29 Eustis Street for the construction of a three-story, sixteen affordable residential rental units, subject to design review. **APPROVED**

12. Request the Authority adopt an Order of Taking of a certain parcel of land in the Dudley Square area of Roxbury site assembly necessary for the Commonwealth's Department of Public Health headquarters project to proceed, consistent with previously established Demonstration Project; to accept and ratify certain land damage agreements executed by the Director consistent therewith; and to adopt a resolution extending the tentative designation of Raymond-Dudley LLC as redeveloper of the project for a period of 270 days. **APPROVED**
13. Request authorization to adopt an Order of Taking for Lot C within Parcel R-14 in the Campus High School Urban Renewal Area for the Islamic Cultural Center. **APPROVED**

Jamaica Plain

14. Request authorization to issue a Certification of Approval, in accordance with Article 80E, Small Project Review of the Boston Zoning Code for the construction of 30 residential units, with 3 affordable units located at 65-69 Cornwall Street; authorization to enter into Affordable Housing Agreement in connection with the Jamaica Plain Cohousing Project; and authorization to recommend approval to the Board of Appeal for variances necessary for the proposed project. **APPROVED**

Allston/Brighton

15. Request authorization to establish a “Demonstration Project” for three remnant parcels along Cambridge Street; authorization to adopt a “Demonstration Project Plan” for said parcels; authorization to adopt Orders of Taking for small sliver parcels; and authorization to convey said parcels to Harvard University. **APPROVED**

Government Center

16. Request authorization to advertise a Request for Proposals for the Community Arcade 2003 Food Vending Program; (2) authorization to select a professional food service manager for said Program according to the term set forth and, (3) enter into

a management agreement with the selected manager.

APPROVED

Fenway

17. Request authorization to issue a Certification of Approval pursuant to Article 80 for the Fenway Park – 2—3 Interim Ballpark Improvements; to adopt an Order of Taking for a limited easement on Yawkey Way; and authorization to execute all documents necessary for the proposed project. **APPROVED**

Charlestown

18. Request authorization to adopt a Minor Modification to the Charlestown Urban Renewal Plan to create Parcel R-17C and R-17D located at 10 Chestnut Street for residential housing use; and authorization to advertise a Request for Proposals for the sale and development of residential housing on said Parcels. **APPROVED**

East Boston

19. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80, Large Project Review for the conversion of an industrial building into a self-storage facility with office space located at 150 McClellan Highway, subject to continuing design review; and authorization to issue a Certification of Compliance upon completion of the Article 80 process. **APPROVED**

Waterfront

20. Request authorization to enter into Engineering Design Services Contract Amendment No. 1 with Bryant Associates, Inc. for necessary plans and documents needed for the Public Improvement Commission for the existing portion of Sleeper Street between Northern Avenue to the Evelyn Moakley Bridge, until February 1, 2004 at a cost not to exceed \$5,000.00. **APPROVED**

21. Request authorization to establish a Demonstration Project for the development of the 500 Atlantic Avenue building into a premier 420-room hotel with a ballroom, function rooms, restaurants and retail space, 141 luxury residential condominium units and 375 below-grade parking spaces; authorization to adopt a “Demonstration Project Plan” for said proposed project to acquire and convey portions of the sidewalk area; authorization to petition PIC for discontinuances of air rights and subsurfaces; authorization to adopt an Order of Taking for said discontinuances; and authorization to execute all documents in connection for the conveyance to Intell Boston Harbor, LLC. **APPROVED**

South Boston

22. Request authorization to re-adopt Orders of Taking of certain parcels in the South Boston Waterfront District to effectuate the transfer and exchange of land and other property rights necessary for the construction of certain public improvements.
23. Request authorization to adopt the First Report and Decision Amendment to the South Boston Waterfront Hotel Chapter 121A Project for the approval and acquisition by REN Boston LP; enter into a Regulatory Agreement and other necessary documents with REN Boston LP for the development rights of Parcel F-2 Hotel in the Commonwealth Flats Development Area. **APPROVED**

BOARD OF APPEAL

24. Board of Appeal **APPROVED**

ADMINISTRATION AND FINANCE

25. Contractual **APPROVED**
26. Personnel **APPROVED**